

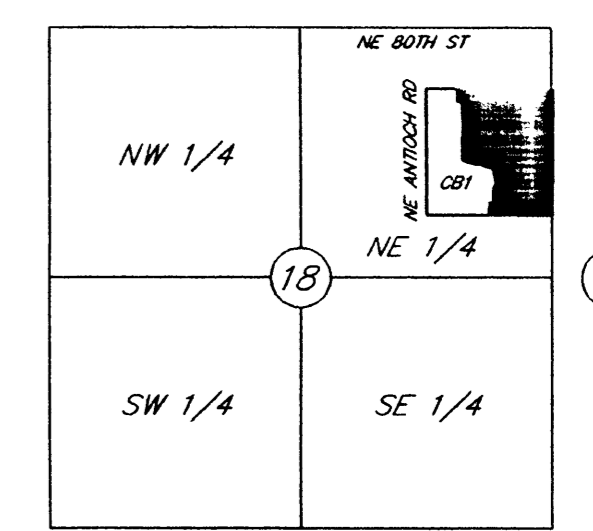
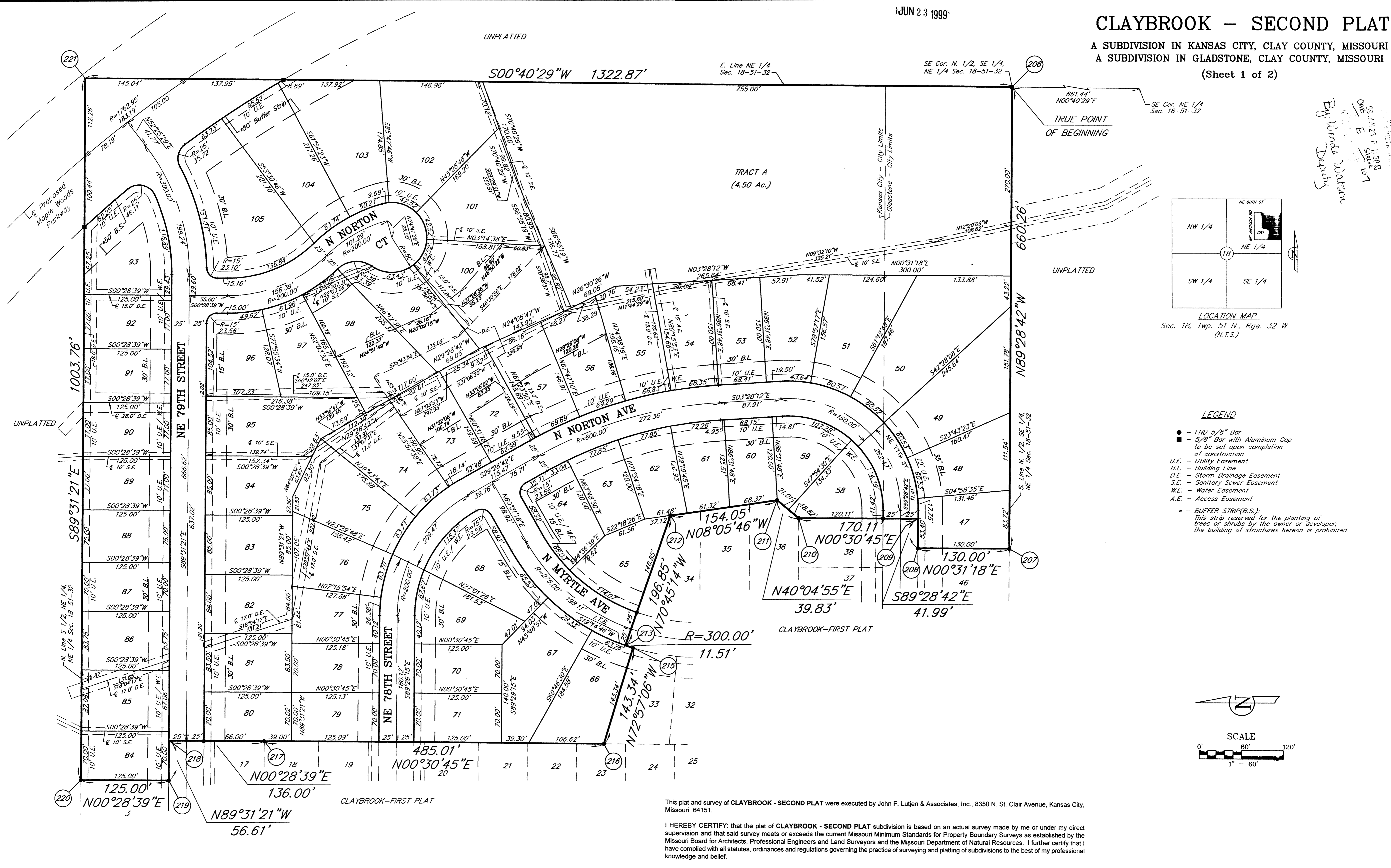
JUN 23 1999

CLAYBROOK - SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI

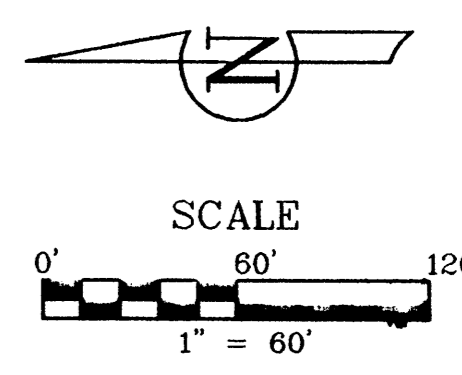
(Sheet 1 of 2)

By *Wanda Watson*
and *Steve*
10/1



LOCATION MAP
Sec. 18, Twp. 51 N., Rge. 32 W.
(N.T.S.)

- LEGEND**
- - FND 5/8" Bar
 - - 5/8" Bar with Aluminum Cap to be set upon completion of construction
 - U.E. - Utility Easement
 - B.L. - Building Line
 - D.E. - Storm Drainage Easement
 - S.E. - Sanitary Sewer Easement
 - W.E. - Water Easement
 - A.E. - Access Easement
 - * - BUFFER STRIP(B.S.): This strip reserved for the planting of trees or shrubs by the owner or developer; the building of structures hereon is prohibited.



This plat and survey of CLAYBROOK - SECOND PLAT were executed by John F. Lutjen & Associates, Inc., 8350 N. St. Clair Avenue, Kansas City, Missouri 64151.

I HEREBY CERTIFY: that the plat of CLAYBROOK - SECOND PLAT subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

3-19-99
Date

Signed: *W. James Schowe*
W. James Schowe RLS #1989

Katee Porter, Recorder of Deeds

JOHN F. LUTJEN & ASSOCIATES, INC.
Civil Engineers - Land Surveyors - Landscape Architects
8350 N. ST. CLAIR AVENUE KANSAS CITY, MISSOURI 64151
(816) 587-4320 FAX (816) 587-1393

DATE: 3-16-99 Job No. - 97345 File Name - CB2-PLAT

CLAYBROOK - SECOND PLAT

A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI
A SUBDIVISION IN GLADSTONE, CLAY COUNTY, MISSOURI

(Sheet 2 of 2)

STATE PLANE TRAVERSE TABLE

Table with columns: Station, Bearing, Dist. (Grid Meters), Northing, Easting. Lists station points from 200 CL-12 to 206 TPOB with their respective bearings and distances.

LEGAL DESCRIPTION:

A subdivision of land in the Northeast Quarter of Section 18, Township 51, Range 32, Kansas City and Gladstone, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North 0°40'29" East, along the East line of said Northeast Quarter, 661.44 feet to the Southeast corner of the North One-Half of the Southeast Quarter of said Northeast Quarter, said point being also the True Point of Beginning of the tract to be herein described; thence North 89°28'42" West, along the South line of said North One-Half, 660.26 feet to a point on the Easterly line of CLAYBROOK - FIRST PLAT, a subdivision of land in Kansas City and Gladstone, Clay County, Missouri; thence North 0°31'18" East, along said Easterly line, 130.00 feet to a point on the Southerly right-of-way line of NE 77th Street, as now established; thence South 89°28'42" East, along said Southerly line, 41.99 feet; thence North 0°30'45" East, along said Easterly line, 170.11 feet; thence North 40°04'55" East, along said Easterly line, 39.83 feet; thence North 08°05'46" West, along said Easterly line, 154.05 feet; thence North 70°45'14" West, along said Easterly line, 196.85 feet to a point on the Westerly right-of-way line of N. Myrtle Avenue, as now established; thence Southerly, along said Westerly line, on a curve to the left, having an initial tangent bearing of South 19°14'46" West, a radius of 300.00 feet, an arc distance of 11.51 feet; thence North 72°57'06" West, along said Easterly line, 143.34 feet; thence North 0°30'45" East, along said Easterly line, 485.01 feet; thence North 0°28'39" East, along said Easterly line, 136.00 feet to a point on the Northerly right-of-way line of NE 79th Street, as now established; thence North 89°31'21" West, along said Northerly line, 56.61 feet; thence North 0°28'39" East, along said Easterly line, 125.00 feet to a point on the North line of the South One-Half of the Northeast Quarter of said Northeast Quarter; thence South 89°31'21" East, along said North line, 1003.76 feet to a point on the aforementioned East line of said Northeast Quarter; thence South 0°40'29" West, along said East line, 1322.87 feet to the True Point of Beginning. Containing 24.95 acres, more or less.

DEDICATION

The undersigned owners of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereafter be known as:

CLAYBROOK - SECOND PLAT

EASEMENTS: An easement is hereby granted to Kansas City, Missouri, for the purpose of locating, constructing, operating, and maintaining facilities for water, gas, electricity, sewage, telephone, cable TV, and surface drainage, including, but not limited to, underground pipes and conduits, pad mounted transformers, service pedestals, any or all of them upon, over, under and along the strips of land designated utility easement (U.E.). Where other easements are designated for a particular purpose, the use thereof shall be limited to that purpose only. All of the above easements shall be kept free from any and all obstructions which would interfere with the construction or reconstruction and proper, safe and continuous maintenance of the aforesaid uses and specifically there shall not be built thereon or thereover any structure (except driveways, paved areas, grass, shrubs and fences) nor shall there be any obstruction to interfere with the agents and employees of Kansas City, Missouri, and its franchised utilities from going upon said easement and as much of the adjoining lands as may be reasonably necessary in exercising the rights granted by the easement. No excavation or fill shall be made or operation of any kind or nature shall be performed which will reduce or increase the earth coverage over the utilities above stated or the appurtenances thereto without the written approval of the Director of Public Works as to utility easements and/or the Director of Water Services as to water main easements.

STREETS: The streets shown on this plat and heretofore not dedicated to public use as thoroughfares, are hereby so dedicated.

BUILDING LINES: Building lines or setback lines are hereby established as shown on the accompanying plat and no buildings or portion thereof shall be built between this line and the street line.

PARKLAND DEDICATION: The Developer elects to pay the City of Kansas City, Missouri, the sum of Seven Thousand Six Hundred Seventy-Six and 49/100ths Dollars (\$7,676.49) in lieu of required park land dedication for fifty-five (55) single-family units, pursuant to Section 66.128, Code of Ordinances, as amended.

TRACT A: Tract A (4.50 acres) is hereby reserved for Future Residential Development and shall be maintained by the Owner of Tract A.

NOTE: The 15' Access Easement located along the shared property line of Lots 54 and 55 shall be reserved for the Owner of Tract A (to access Tract A) shall terminate upon the replatting of Tract A.

NOTE: No direct vehicular access shall be made from Lots 93, 103, 104, and 105 to Maple Woods Parkway.

NOTE: The single family dwelling constructed on Lot 50 shall be entirely within the City limits of Gladstone.

NOTE: ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE MISSOURI STATE PLANE GRID SYSTEM, NAD 1983, WEST ZONE, USING A COMBINED GRID FACTOR OF 0.9999035. COORDINATES ARE IN METERS.

STREET GRADES

Table with columns: Grade Point, Elev., V.C.T. Lists street grades for NE 79th Street, N. Norton Avenue - NE 87th Street, N. Myrtle Avenue, and N. Norton Court.

IN WITNESS WHEREOF: HINES CONSTRUCTION CO., a Missouri Corporation licensed to do business in the State of Missouri, has caused these presents to be executed this 19th day of March, 1999.

(CORPORATE SEAL)

HINES CONSTRUCTION CO., a Missouri Corporation

Gary E. Hines, President

STATE OF Missouri)
COUNTY OF Platte) SS:

Be it remembered that on this 19th day of March, 1999, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Gary E. Hines, to me personally known, who being by me duly sworn, did say that he is President, of Hines Construction Co., and that said instrument was signed and sealed in behalf of said corporation by Gary E. Hines, acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my Notarial Seal on the date herein last above written.

Stacy L. Beach, Notary Public

STACY L. BEACH, Notary Public - State of Missouri, Commissioned in Platte County, My Commission Expires June 19, 2001

My Commission Expires:

CITY PLAN COMMISSION

Approved: Charles F. Myers, Chairman

Approved: Virginia L. Walsh, Asst. Secretary

PUBLIC WORKS

Approved: Stanley J. Harris, P.E., City Engineer

Approved: George E. Wolf, Jr., P.E., Director

COUNCIL

This is to Certify that the within plat was duly submitted to and approved by the Council of Kansas City, Missouri, by Ordinance No. 990578, duly authenticated as passed this 24th day of April, 1999.

Key Barnes, Mayor; Emanuel Cleaver II, City Clerk; Catherine T. Rocha, City Clerk

CITY PLAN COMMISSION:

APPROVED: 1-18-99, Les Smith, Chairman

CITY COUNCIL:

APPROVED: 1-25-99, George Ngdler, Mayor; Marilyn F. Ahnfeldt, City Clerk

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I HEREBY CERTIFY: that the plat of CLAYBROOK - SECOND PLAT, subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources. I further certify that I have complied with all statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

3-19-99, Date

Signed: W. James Schowe, W. James Schowe, RLS #1989

Katee Porter, Recorder of Deeds

JOHN F. LUTJEN & ASSOCIATES, INC., Civil Engineers - Land Surveyors - Landscape Architects, 5577 NW BARRY ROAD, KANSAS CITY, MISSOURI 64151, (816) 587-4320, FAX (816) 587-1393

DATE: 3-16-99, Job No.: 97345, File Name: CB2-PLAT